



2. Introduction



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By presenting a vision for west Eugene, this Plan provides a framework for balancing natural resource protection and urban development. By protecting and restoring the natural environment and by planning development more carefully, the implementation of this Plan can provide a model for better integrating our natural and urban worlds. As the Plan is implemented, west Eugene will be a nicer place to live, work, visit, recreate, and travel through. Specially created wetlands can serve public works functions like flood control and water purification. Animals and rare and unusual plants can survive in and benefit from improved habitats. People will enjoy walking, canoeing, bicycling, and fishing along the Amazon Creek in the future. The community could take pride in a waterway and wetland system that links the community and future generations with our natural and cultural past. This Plan continues a long tradition of Eugene planning to integrate our natural environment with carefully planned growth, making Eugene one of the outstanding places in the United States to live and work – a truly livable city.

The Plan provides mechanisms for protecting wetlands and for allowing sound economic development. It provides a vision for the west Eugene area which creates a wetland reserve composed of protected and restored wetlands. These wetlands are organized as a connected system creating greenways along the Amazon Creek, Willow Creek, the A Channel (old Amazon Creek), and the A-3 Channel within the west Eugene wetlands study area. The Plan directs development away from sensitive areas. The Plan allows development where there have been past public and private investments in public improvements. The Plan directs development where environmental damage can be minimized and where development can benefit from proximity to wetlands (for example, recreation and aesthetics). The Plan recommends open spaces along the water corridors through a carefully crafted scheme allowing multiple uses as summarized in Chapter One, “Objectives and Highlights.”

Area Covered

Eugene, Oregon is located in Lane County at the southerly

end of the Willamette Valley (see Map 1). With a population of 122,000 (July 1995 estimate), Eugene is the second largest city in Oregon; Portland being the largest. The overall population of the Eugene-Springfield metropolitan area is approximately 200,000 persons.



The Plan generally covers the Amazon Creek drainage basin from its headwaters near Spencer Butte in southeast Eugene to the western edge of the West Eugene Wetlands Study Area (see Map 2). The West Eugene Wetlands Study Area, is approximately 8,000 acres in size and is generally bounded by Garfield Street to the east, Green Hill Road to the west, the South Hills Ridge line to the south and Royal Avenue to the north. All of the delineated wetlands affected by this Plan are within this area.

The maps and text of this Plan apply only to the West Eugene Wetlands Study Area, except as explained later in this paragraph. References in the goals, policies, and recommended actions which allude to the study area, Plan area, or Amazon Basin refer to this area and areas lying entirely within the Metropolitan Plan jurisdictional boundary, including the Upper Amazon Drainage Basin. The only portion of this Plan which applies to the area lying west of the Metropolitan Plan jurisdictional area labeled “Western Amazon Drainage Basin” on Map No. 2, is the section titled, “West Amazon Drainage Basin” found on page 22 in Chapter Four, “Development and Mitigation”. It is within this area that additional mitigation efforts and related public improvement projects will occur.

Plan Documents

There have been a number of studies and documents produced during the West Eugene Wetlands Plan process. They are all listed in the reference section. Two key documents are:

1. This Plan, the West Eugene Wetlands Plan, which includes a brief narrative with goals, policies, implementation strategies, and maps that will guide the community toward achieving local objectives and

Photo: Bertelsen Slough and Stewart Pond, from above. (photo by S. Gordon)

meeting state and federal laws and regulations.

2. A Technical Report, which includes more detailed text and maps that summarize information about the study area, wetlands, alternatives analysis, environmental and economic impacts evaluation, federal and state wetland laws, and the citizen involvement process used in developing this Plan.

Other important documents developed during the planning and implementation phases of the project include the “Final Report for West Eugene Supplemental Inventory” (Revised January 1995), the “Revised Alternatives Analysis” (an update of Chapter 7 of the Technical Report) (October 1993), “Mitigation Options for Eight Sites in West Eugene” (February 1993), “Assessment of Proposed Mitigation Areas in West Eugene” (February 1993), the “1994 West Eugene Wetlands Annual Report” (February 1995), and the “Eastern Gateway Restoration Project Annual Report” (January 1995).

Relationship to Other Plans and Policies

The West Eugene Wetlands Plan is a refinement of the Eugene-Springfield Metropolitan Area General Plan (Metropolitan Plan), 1987, a guiding document for public decisions affecting the metropolitan region. Refinement plans are consistent with other City and metropolitan policy documents, such as the metropolitan regional transportation plan, TransPlan, 1989, and the Eugene Community Goals and Policies, 1984. Additionally, refinement plans must be consistent with the direction established in the Metropolitan Plan or initiate a process for its amendment. The West Eugene Wetlands Plan addresses the relationship with other refinement plans, such as the Willow Creek Special Area Study, 1982, and the Bethel-Danebo Refinement Plan, Phase II, 1982.

The Plan was developed in coordination with several key state and federal agencies involved in wetlands regulation and planning: Division of State Lands (DSL), Army Corps of Engineers (ACOE), Environmental Protection Agency (EPA), and the United States Fish and Wildlife Service (USFWS). The Plan was also coordinated with local offices of other applicable local, state and federal agencies. The Plan was developed to meet all applicable state and federal regulations and guidelines. The adopted Plan will be accepted by the DSL, ACOE, and EPA through formal agreement or their respective formal approval processes.

Plan Implementation

After careful review, the Eugene City Council and the Lane County Board of Commissioners will take action based on the West Eugene Wetlands Plan’s goals, policies, maps and its priorities list of land acquisition and future public improvement projects. Some recommended actions must be adopted and made operational in order to establish state and federal permitting authority at the local level. The

recommended actions will receive strong consideration over the life of the Plan by local governments, by federal and state agencies, and by private interests, including the environmental and development community.

The City is expected to use the Plan in the:

1. Administration of City programs and services affecting the west Eugene region.
2. Review of City regulations or ordinances identified in the Plan as needing amendments.
3. Review of other plans and policies that affect the west Eugene region.
4. Coordination with other governments and groups interested in the west Eugene region.
5. Development of lobbying priorities for changes in state and federal law or programs and in seeking funding support for Plan implementation.
6. Development of specific zoning districts, ordinances or other measures to comply with state and federal wetland conservation plan requirements.
7. Preparation of the City’s Capital Improvement Program and annual City budget for operation and maintenance of the system of natural areas, parks, and public works.
8. Review of land use applications and building permits.

Lane County may use the Plan in the:

1. Administration of County programs and services impacting the west Eugene region.
2. Review of County regulations or ordinances identified in the Plan as needing amendments.
3. Development of lobbying positions for changes in state and federal law or programs and in seeking funding support for Plan implementation.
4. Preparation of the County’s Capital Improvement Program and annual County budget for operation and maintenance of the system of natural areas, parks, and public works.
5. Response to development proposals consistent with this Plan.

State and Federal Agencies will use the Plan to:

1. Make determinations regarding review and approval of a federal general (regional) permit and a state wetland conservation plan.
2. Make funding decisions and establish funding priorities.
3. Make decisions about further wetlands, water quality, and environmental research.
4. Guide other activities and projects consistent with and complementary to the mutually developed and agreed upon Plan.

Others interested in the Plan or operating in the west Eugene region are expected to use the Plan in the:

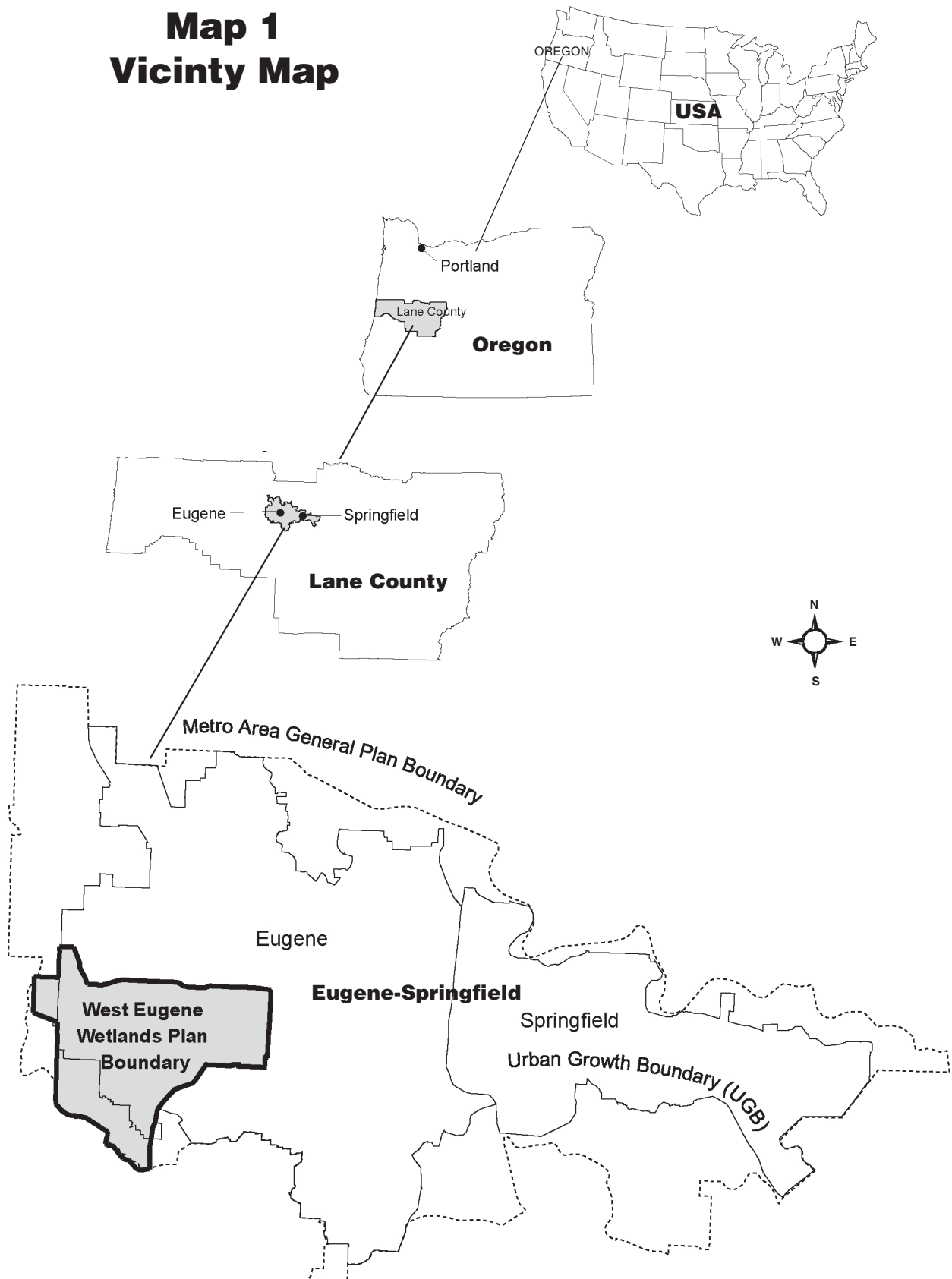
1. Understanding of the community’s vision and hopes for west Eugene.

2. Design of projects so that they are consistent with the plan and complement the existing or planned protection, restoration, and development scheme.
3. Initiation of projects and activities that affect the west Eugene natural and developed systems, including public improvements.

Amendment Process

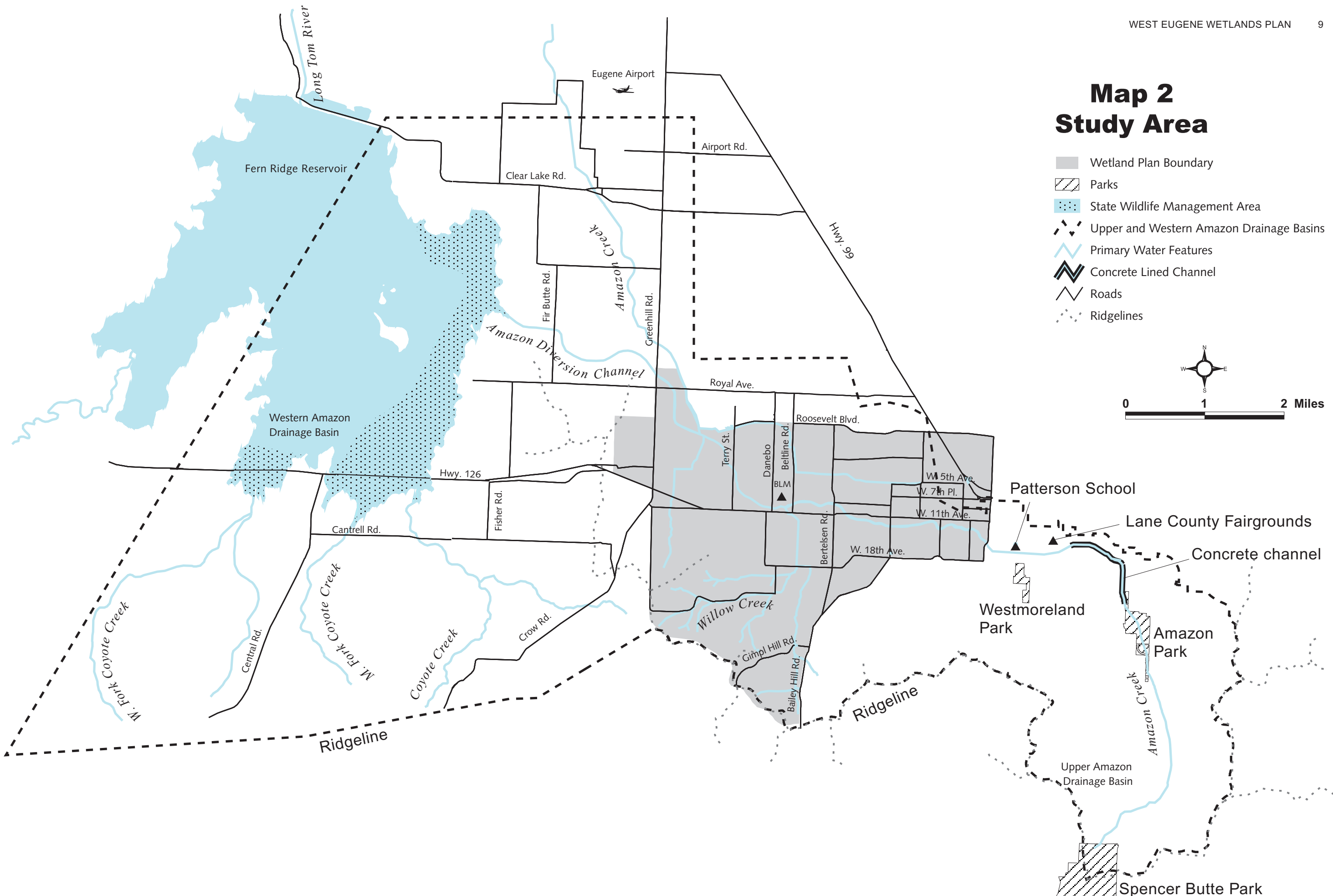
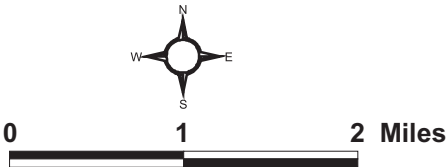
The West Eugene Wetlands Plan can be amended in the same manner as any other refinement plan or special area study as provided for in the amendment procedures of the Eugene Code (see Appendix D). As with other refinement plan amendments, any amendment to WEWP must be consistent with the Metropolitan Area General Plan. If there are inconsistencies, an amendment to the Metropolitan Plan is required before any such WEWP amendment could be effective. Due to the regional permitting process and the on-going relationship with state and federal regulatory agencies, they will be notified of any proposed amendments and asked to comment prior to planning commission or council action, or action by Lane County.

Map 1 Vicinity Map



Map 2 Study Area



- Wetland Plan Boundary
- Parks
- State Wildlife Management Area
- Upper and Western Amazon Drainage Basins
- Primary Water Features
- Concrete Lined Channel
- Roads
- Ridgelines



Map 4 Conceptual Plan

Note: This map reflects a vision for future efforts to improve the quality of the Amazon Creek Basin by protecting, restoring, enhancing and creating wetland resources.

-  Wet Prairie Wetland
-  Open Water or Emergent Wetland
-  Forested Wetland
-  Scrub/Shrub Wetland
-  Riparian Habitat
-  Upland Habitat
-  WEW Plan Area

-  City Limits
-  Urban Growth Boundary

This map is for information only, and is not adopted policy.

